

1999 LAND DEVELOPMENT INFORMATION REPORT

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**City of Corvallis
Community Development Department**

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CORVALLIS LAND DEVELOPMENT INFORMATION REPORT

This report is the nineteenth annual inventory of development activity in the City of Corvallis. These annual reports respond to a Comprehensive Plan policy which requires the establishment of a Land Development Information Report (LDIR) and monitoring system. Information for this report was collected for the period January 1, 1999 to December 31, 1999. For the first time, information from this report was calculated using the City's Geographic Information System (GIS) data. Some discrepancies between historical data and 1999 information result from this methodological change. However, the GIS data is considered to provide the most accurate report information.

Past reports have included text descriptions of development trends in Corvallis and the Corvallis Urban Fringe Area. Due to competing work program priorities and upcoming mapping changes associated with the Land Development Code Update process, the 1999 report features summary statistics and map information only. It is meant to be an interim report. The City is committed to providing a more detailed report for 2000. The City also acknowledges the late publication date for this report. We are committed to publishing all future reports by the end of January.

The Community Development Department Development Services Division also compiles monthly building permit summaries. The building permit summaries are available on the City's web site at: www.ci.corvallis.or.us/cd/ds/constreports.html. For further information about the summaries, contact the Development Services Division at (541) 766-6929.

Finally, we welcome your feedback regarding how this report can be improved. Please contact the City's Community Development Department at (541) 766-6908, or send an e-mail to community.development@ci.corvallis.or.us with any comments and suggestions.

HIGHLIGHTED INFORMATION FOR 1999

C Population Increase

The City's population increased from 50,202 in 1998 to 50,880 in 1999. The population grew at an average rate of 1.4% per year through the 1990s.

C Increase in City Land Area

A little over 33 acres were annexed to the City in 1999, bringing the total land area of the City to approximately 8,772 acres, or 13.7 square miles.

C Residential Building Permit Activity and Housing Stock

The City issued building permits for 325 new residential units in 1999. Of this, 137 permits authorized the construction of single-family dwellings and the other permits were for 188 multi-family dwelling units. An average of 360 new dwelling units were added to the City each year throughout the 1990s. The total Corvallis housing stock is estimated to be 20,607 units.

C Vacant Residential Lands

At the end of 1999, there were 147.5 acres of vacant platted and 980.6 acres of vacant unplatted residential land in Corvallis, representing a total of 1,128.1 acres. Over two-thirds of the vacant residential land is designated for low-density residential uses. There were 677 vacant platted residential lots available at the end of 1999.

C Vacant Commercial and Industrial Lands

There were 66 vacant commercial acres and 537.2 vacant industrial acres at the end of 1999, representing 3.8% and 31% of all vacant lands, respectively. Almost 90% of the vacant industrial land is designated for general industrial uses; this also represents a little over one-quarter of all vacant lands in the City. In 1999, the City issued 27 building permits for new nonresidential structures and 277 permits for nonresidential alterations or additions.

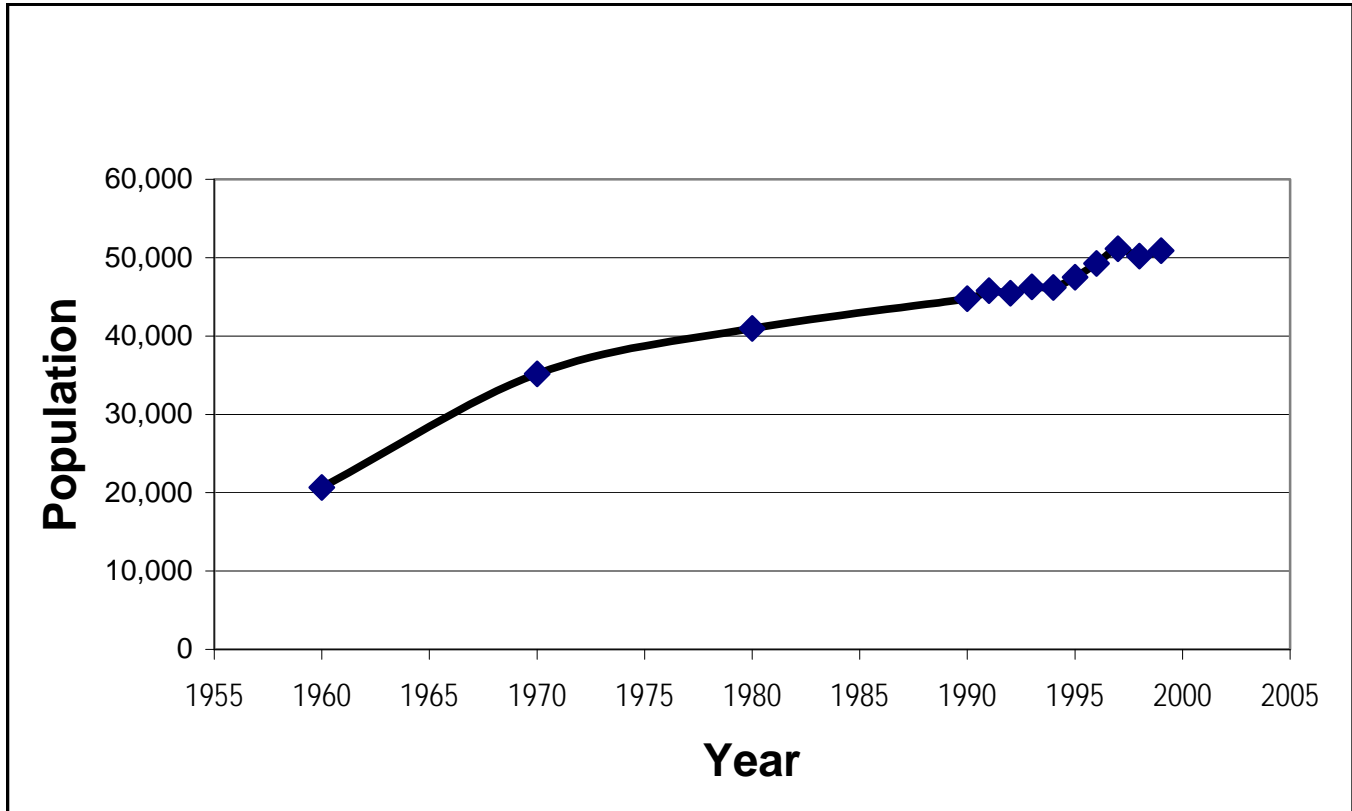
C Summary of City Vacant Lands

Approximately 1,731 acres, or 19.4%, of the total land area of the City is considered vacant. Vacant residential lands represent 65.2% of the City's total vacant lands. Refer to Table VII for a summary of all vacant lands, by zone. Descriptions of all zones are included as Table XI. The enclosed 1999 Corvallis Vacant Lands Map shows the locations of all vacant properties.

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FIGURE I: CORVALLIS POPULATION, 1960-1999



YEAR	POPULATION
1960	20,669
1970	35,153
1980	40,960
1990	44,757
1991	45,780
1992	45,470
1993	46,260
1994	46,195
1995	47,485
1996	49,275
1997	51,145
1998	50,202
1999	50,880

POPULATION PROJECTIONS*		
YEAR	LOW	HIGH
2000	51,241	51,363
2005	53,046	53,778
2010	54,851	56,193
2015	56,656	58,608
2020	58,461	61,029

*Projections from Comprehensive Plan, Finding 1.1.c

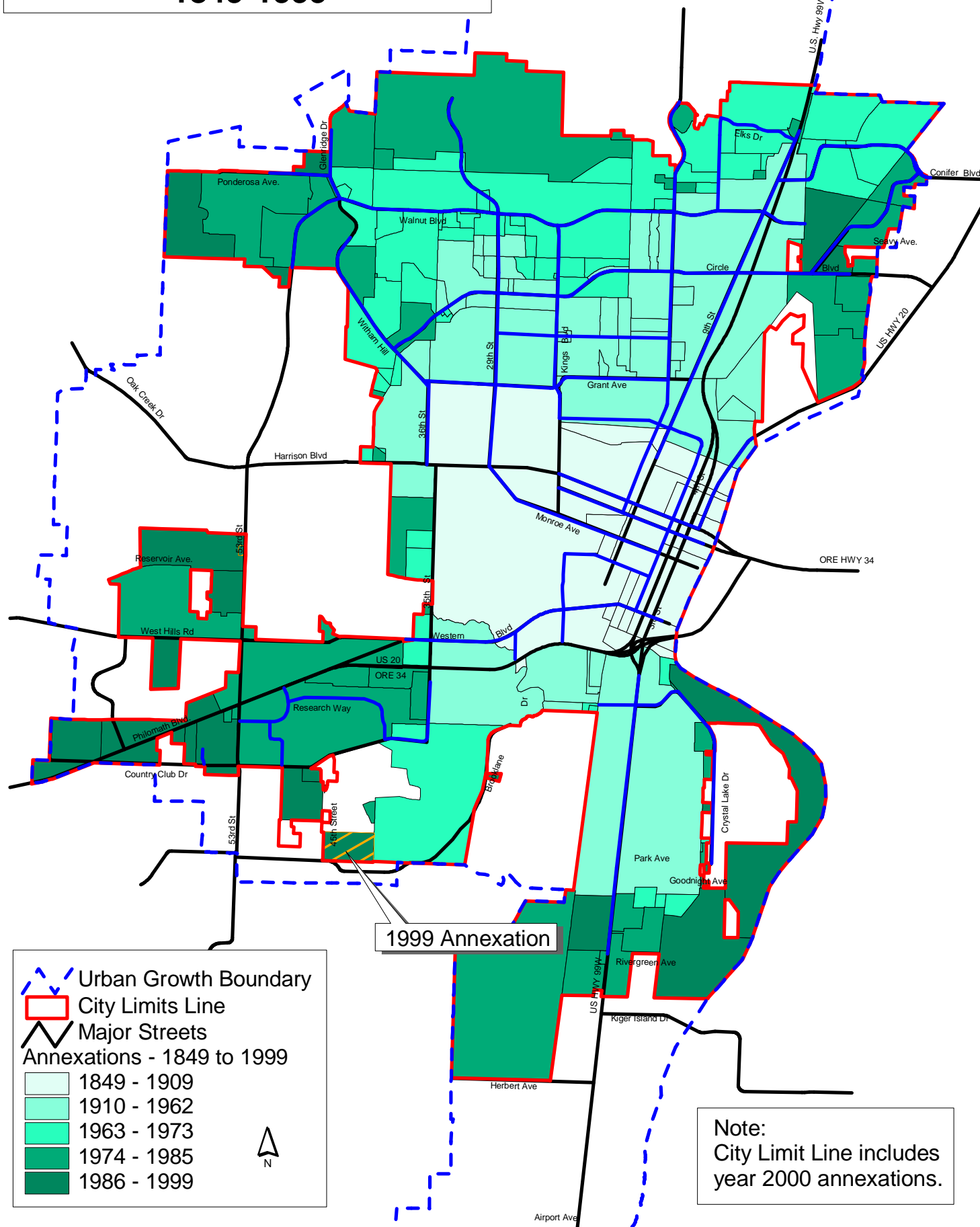
TABLE I: CORVALLIS ANNEXATIONS AND LAND AREA, 1976-1999

YEAR	EXISTING LAND (Acres)	ANNEXED LAND (Acres)	TOTAL LAND AREA (Acres):	TOTAL LAND AREA (Square Miles):
1976	5,466.5	88.4	5,554.9	8.7
1977	5,554.9	565.3	6,120.2	9.6
1978	6,120.2	68.5	6,188.7	9.7
1979	6,188.7	0.0	6,188.7	9.7
1980	6,188.7	293.3	6,482.0	10.1
1981	6,482.0	299.6	6,781.7	10.6
1982	6,781.7	296.1	7,077.8	11.1
1983	7,077.8	0.0	7,077.8	11.1
1984	7,077.8	290.0	7,367.8	11.5
1985	7,367.8	365.3	7,733.1	12.1
1986	7,733.1	0.0	7,733.1	12.1
1987	7,733.1	0.0	7,733.1	12.1
1988	7,733.1	404.6	8,137.7	12.7
1989	8,137.7	182.9	8,320.6	13.0
1990	8,320.6	64.4	8,385.0	13.1
1991	8,385.0	30.4	8,415.4	13.1
1992	8,415.4	10.4	8,425.8	13.2
1993	8,425.8	0.0	8,425.8	13.2
1994	8,425.8	14.2	8,440.0	13.2
1995	8,440.0	0.0	8,440.0	13.2
1996	8,440.0	192.7	8,632.7	13.5
1997	8,632.7	7.5	8,640.2	13.5
1998	8,640.2	99.2	8,739.3	13.7
1999	8,739.3	33.0	8,772.4	13.7

TOTAL ANNEXED LAND: 3,305.9 Acres / 5.2 Square Miles

Source: City of Corvallis Geographic Information System annexation data file.

Map I: Corvallis Annexations, 1849-1999



**TABLE II: CORVALLIS POPULATION GROWTH
AND DEVELOPMENT TRENDS**

Period	Average Population Growth Per Year	Number of New Single Family Residences*	Number of New Multi-Family Dwelling Units	Total New Units	Average Number of New Dwelling Units Per Year
1960-69	7.0%	1,445	1,924	3,369	337
1970-79	1.7%	1,934	2,469	4,403	440
1980-89	0.9%	709	765	1,474	147
1990-99	1.4%	1,639	1,956	3595	360

*Includes manufactured homes placed on individual lots.

TABLE III: CORVALLIS HOUSING STOCK, 1992 - 1999

	New Single-Family:		Total Single- Family	New Multi- Family	Total Multi- Family	TOTAL - ALL UNITS
Year	Site Built	Manufactured Homes				
1992	177	7	10,283	207	7,501	17,784
1993	179	5	10,467	51	7,522	17,989
1994	176	39	10,682	214	7,766	18,448
1995	167	54	10,903	397	8,163	19,066
1996	209	33	11,145	371	8,534	19,679
1997	140	10	11,285	67	8,601	19,886
1998	121	23	11,429	229	8,830	20,259
1999	137	23	11,589	188	9,018	20,607

TABLE IV: CORVALLIS RESIDENTIAL BUILDING PERMITS, 1970-1999
(Excludes Manufactured Homes)

Year	Single Family Units	Multi-Family Units	Total
1970	101	365	466
1971	169	420	589
1972	109	310	419
1973	54	30	84
1974	88	5	93
1975	182	106	288
1976	282	283	565
1977	420	535	955
1978	347	321	668
1979	182	94	276
1980	227	82	309
1981	90	150	240
1982	25	201	226
1983	36	278	314
1984	50	14	64
1985	29	0	29
1986	36	20	56
1987	39	6	45
1988	74	2	76
1989	103	12	115
1990	128	179	307
1991	120	53	173
1992	177	207	384
1993	179	51	230
1994	177	214	391
1995	167	397	564
1996	209	371	580
1997	140	67	207
1998	121	229	350
1999	137	188	325
TOTALS	4,298	5,190	9,488

**Figure II: Single-Family and Multi-Family Residential
Units Added to City, 1970-1999**

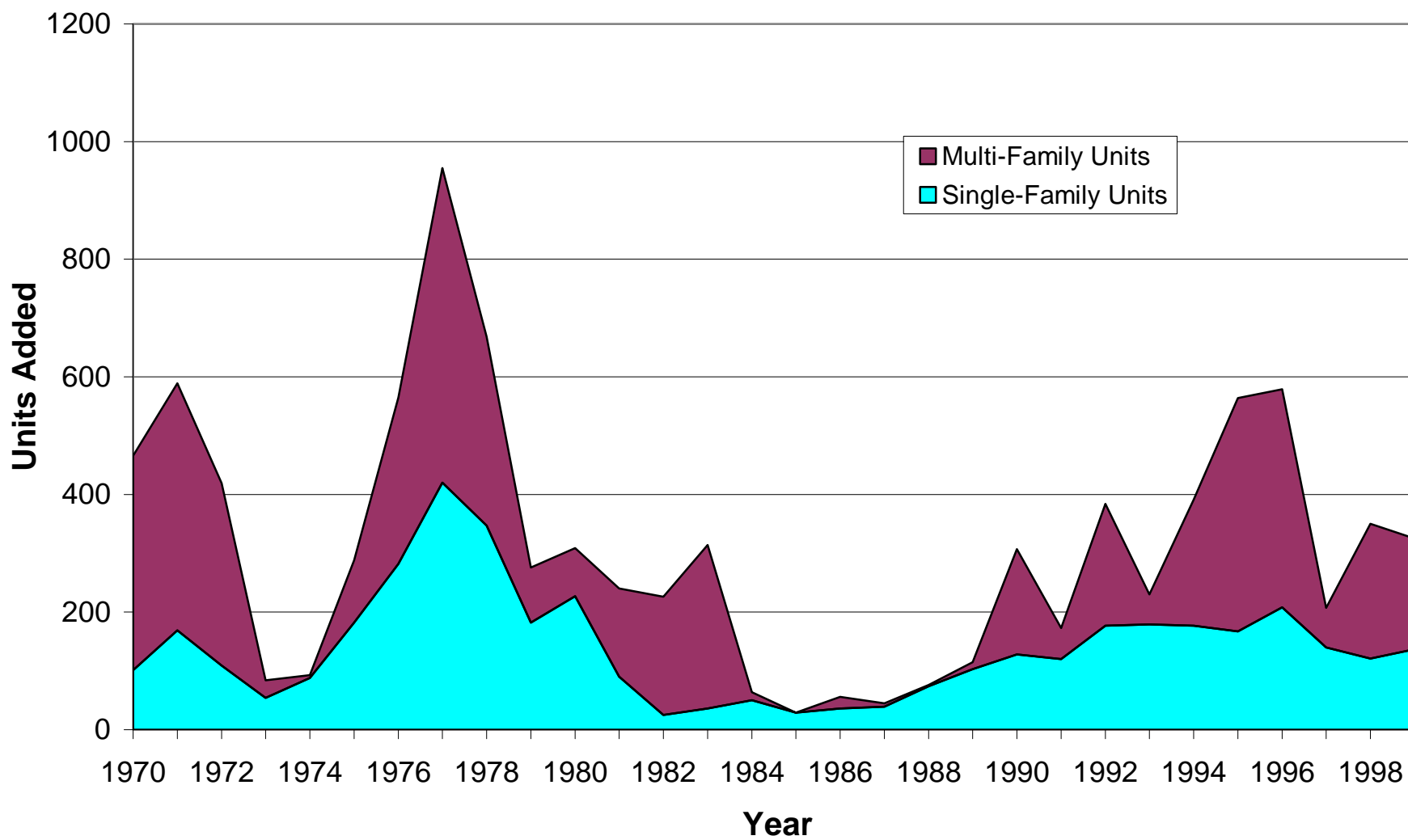


TABLE V: CORVALLIS SINGLE FAMILY RESIDENCE BUILDING PERMITS ISSUED IN 1999

(Refer to Map II For Locations of Vacant Lots and Associated Subdivisions)

Subdivision Name	Site Address	Parcel #	Lot #
Anjni:	980 NW ANJNI CIR	11523DC09600	004
	988 NW ANJNI CIR	11523DC09500	003
	No. of Lots Developed, 1999:		2
Brooklane Park Estates Phase 1:	2625 SW BROOKLANE DR	12510CC01500	013
	2629 SW BROOKLANE DR	12510CC01400	012
	No. of Lots Developed, 1999:		2
Brookside Meadows, Phase 2:	4621 NW ACACIA DR	11521CA03400	010
	4637 NW ACACIA DR	11521CA03800	014
	4639 NW ACACIA DR	11521CA03900	015
	4643 NW CHENILLE PL	11521CA02600	033
	4661 NW ROSEMARIE PL	11521CA04100	017
	4665 NW ROSEMARIE PL	11521CA04300	019
	No. of Lots Developed, 1999:		6
Cloverland Village:	2930 NW HAYES AVE	11527CA08700	022
	No. of Lots Developed, 1999:		1
Creedmore:	3106 NE POWDERHORN PL	11524BD05700	063
	3114 NE POWDERHORN PL	11524BD05600	064
	3118 NE POWDERHORN PL	11524BD05500	065
	3122 NE POWDERHORN PL	11524BD05400	066
	3126 NE POWDERHORN PL	11524BD05300	067
	3138 NE POWDERHORN PL	11524BD05200	068
	3143 NE POWDERHORN PL	11524BD04400	076
	3149 NE POWDERHORN PL	11524BD04500	075
	3185 NE POWDERHORN PL	11524BD04800	072
	3189 NE POWDERHORN PL	11524BD04900	071
	3190 NE POWDERHORN PL	11524BD05100	069
	3196 NE POWDERHORN PL	11524BD05000	070
	No. of Lots Developed, 1999:		12
Edgewood Park, 3rd Addition:	4163 NW ELMWOOD DR	11528AA06700	029
	No. of Lots Developed, 1999:		1
Grand Oaks Summit:	5888 SW ENGLEWOOD AVE	12505AC01900	045
	5889 SW ENGLEWOOD AVE	12505AC02000	046
	5892 SW ENGLEWOOD AVE	12505AC01800	044
	5893 SW ENGLEWOOD AVE	12505AC02100	047
	5897 SW ENGLEWOOD AVE	12505AC02200	048
	5920 SW BALSAM DR	12505AC05300	028
	5934 SW BALSAM DR	12505AC05100	027
	5935 SW BALSAM DR	125050000100	24
	5937 SW BALSAM DR	12505AC04900	023
	5939 SW BALSAM DR	12505AC04800	022
	5940 SW BALSAM DR	12505AC04000	026

Grand Oaks Summit (continued):	5940 SW BANYON CIR	12505AC02500	002
	5948 SW BALSAM DR	12505AC03900	025
	5948 SW BANYON CIR	12505AC02400	001
	5961 SW BALSAM DR	12505AC04100	015
	5962 SW BALSAM DR	12505AC03400	011
	5965 SW BALSAM DR	12505AC04200	016
	5966 SW BALSAM DR	12505AC03300	010
	5987 SW BALSAM DR	12505AC04300	017
	5988 SW BALSAM DR	12505AC03200	009
	5993 SW BALSAM DR	12505AC04400	018
	5997 SW BALSAM DR	12505AC04500	019
	6002 SW GRAND OAKS DR	12505AC05500	029
	6003 SW GRAND OAKS DR	12505AC00400	030
	6005 SW GRAND OAKS DR	12505AC00500	031
	6009 SW GRAND OAKS DR	12505AC00600	032
	6011 SW GRAND OAKS DR	12505AC00700	033
	6015 SW GRAND OAKS DR	12505AC00800	034
	6017 SW GRAND OAKS DR	12505AC00900	035
	6021 SW GRAND OAKS DR	12505AC01000	036
	6029 SW GRAND OAKS DR	125050000100	38
	6031 SW GRAND OAKS DR	12505AC01300	039
	6033 SW GRAND OAKS DR	12505AC01400	040
	6034 SW GRAND OAKS DR	12505AC03100	008
	6035 SW GRAND OAKS DR	12505AC01500	041
	6039 SW GRAND OAKS DR	12505AC01600	042

No. of Lots Developed, 1999: 36

Grand Oaks Summit, No. 2:	6201 SW ARBOR GROVE DR	12505AC13900	049
	6209 SW ARBOR GROVE DR	12505AC13800	050
	6211 SW ARBOR GROVE DR	12505AC13700	051
	6212 SW ARBOR GROVE DR	12505AC06100	123
	6215 SW ARBOR GROVE DR	12505AC13600	052
	6217 SW ARBOR GROVE DR	12505AC13500	053
	6220 SW ARBOR GROVE DR	12505AC06200	122
	6221 SW ARBOR GROVE DR	12505AC13400	054
	6223 SW ARBOR GROVE DR	12505AC13300	055
	6227 SW ARBOR GROVE DR	12505AC13200	056
	6233 SW ARBOR GROVE DR	12505AC13100	057
	6235 SW ARBOR GROVE DR	12505AC13000	058
	6239 SW ARBOR GROVE DR	12505AC12900	059
	6243 SW ARBOR GROVE DR	12505AC12800	060
	6245 SW ARBOR GROVE DR	12505AC12700	061
	6251 SW ARBOR GROVE DR	12505AC12600	062
	6253 SW ARBOR GROVE DR	12505AC12500	063
	6265 SW ARBOR GROVE DR	12505AC12400	064
	6277 SW ARBOR GROVE DR	12505AC12300	065
	6285 SW ARBOR GROVE DR	12505AC12200	066

No. of Lots Developed, 1999: 20

Knollbrook #1:	3299 SW CHINTIMINI AVE	12510BA03500	T 2
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No. of Lots Developed, 1999: 1

Prime Acres:	4018 NW CHRISTINE ST	11521DB01000	007
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No. of Lots Developed, 1999: 1

Rivergreen Estates, 1st Addition:	2973 SE SUMMERFIELD DR	12511DC08100	018
	No. of Lots Developed, 1999:		1
Rivergreen Estates, 2nd Addition:	3245 SE SUMMERFIELD DR	12514AB00900	007
	740 SE WINTERFIELD PL	12514AB01300	016
	745 SE WINTERFIELD PL	12514AB01500	014
	763 SE WINTERFIELD PL	12514AB01700	012
	No. of Lots Developed, 1999:		4
Rivergreen Estates, 3rd Addition:	3270 SE SUMMERFIELD DR	12514AB03600	008
	744 SE NATLAND PL	12514AB03300	011
	No. of Lots Developed, 1999:		2
Rivergreen Estates, 4th Addition:	2937 SE MIDVALE DR	12514AA01100	011
	2951 SE MIDVALE DR	12514AA01200	012
	2973 SE MIDVALE DR	12514AA01300	013
	2995 SE MIDVALE DR	12514AA01400	014
	3045 SE MIDVALE DR	12514AA01700	017
	3097 SE MIDVALE DR	12514AA02100	021
	No. of Lots Developed, 1999:		6
Stoneybrook Village Retirement Community:	4691 SW HOLLYHOCK CIR	12509BD03200	023
	4735 SW HOLLYHOCK CIR	12509BD02700	020
	4740 SW HOLLYHOCK CIR	12509BD04200	041
	4753 SW HOLLYHOCK CIR	12509BD02500	018
	4761 SW HOLLYHOCK CIR	12509BD02400	017
	4785 SW HOLLYHOCK CIR	12509BD02200	015
	4811 SW HOLLYHOCK CIR	12509BD01800	012
	4825 SW HOLLYHOCK CIR	12509BD01600	010
	4862 SW HOLLYHOCK CIR	12509BD05100	032
	4868 SW HOLLYHOCK CIR	12509BD05200	031
	4884 SW HOLLYHOCK CIR	12509BD05500	029
	4896 SW HOLLYHOCK CIR	12509BD05600	028
	No. of Lots Developed, 1999:		12
Suncrest Phase 2A:	4755 NW VERONICA PL	11521CD11700	025
	4762 NW VERONICA PL	11521CD10800	016
	4768 NW VERONICA PL	11521CD10900	017
	4779 NW VERONICA PL	11521CD11500	023
	4978 NW LAVENDER CIR	11521CD12300	81
	No. of Lots Developed, 1999:		5
Suncrest Phase 2B:	4802 NW VIOLA PL	11521CC05200	091
	No. of Lots Developed, 1999:		1
The Ridge at Timberhill, Phase I:	3994 NW BOXWOOD DR	11521DB04500	031
	4066 NW BOXWOOD DR	11521DB04300	029
	4135 NW BOXWOOD DR	11521DB05900	048
	No. of Lots Developed, 1999:		3

The Ridge at Timberhill, Phase II:	3126 NW BUTTERCUP DR	11521DB11400	082
	3155 NW BUTTERCUP DR	11521DB11600	084
	3292 NW BUTTERCUP DR	11521DB10200	070
	4066 NW LIVE OAK PL	11521DB12100	089
	4135 NW WIDGEON PL	11521AC01900	105
	4183 NW WIDGEON PL	11521AC02200	108
	4250 NW PINTAIL PL	11521DB11000	078
	4293 NW PINTAIL PL	11521DB10700	075
	3324 NW BUTTERCUP DR	11521DB13500	116
	3333 NW BUTTERCUP DR	11521DB13000	098
	3360 NW TEAL PL	11521DB14200	123
	3367 NW GLENRIDGE DR	11521DB14500	127
	3389 NW GLENRIDGE DR	11521DB14600	128
	3451 NW BUTTERCUP DR	11521DB13300	101
	4043 NW LIVE OAK PL	11521DB12500	093

No. of Lots Developed, 1999: 15

Westside Estates:	1136 SW IVY PL	12504DA02200	002
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No. of Lots Developed, 1999: 1

Other Miscellaneous:

Partition Plat 97-012	737 SW 10TH ST	12502BB16900	L 2
Partition Plat 97-012	745 SW 10TH ST	12502BB17000	L 3
Partition Plat 98-025	610 SE PARK AVE	12511CD10800	L 3
Partition Plat 99-022	1110 SW IVY PL	12504DA03400	L 4
	2804 NW FILLMORE AVE	11534BA10600	000
	415 SE MAYBERRY AVE	12511BA01700	000
	5256 SW SECHER LN	12509BB01204	000

No. of Lots Developed, 1999: 7

TOTAL SINGLE FAMILY LOTS DEVELOPED, 1999: 137

**TABLE VI: CORVALLIS COMMERCIAL AND INDUSTRIAL BUILDING
PERMITS ISSUED FOR NEW CONSTRUCTION, 1999**

PROJECT NAME	SITE ADDRESS	VALUATION
DIGESTER BUILDING (City Public Works)	1304 NE 2ND ST	\$3,616,000
MEDICAL OFFICE BUILDING 1	3517 NW SAMARITAN DR	\$2,433,804
TRIPOD DATA	345 SW AVERY AVE	\$1,750,000
OFFICE MAX-COMPLETE	1900 NW 9TH ST	\$1,175,000
OREGON STATE BANK	415 NW 3RD ST	\$830,000
PLATT ELECTRIC	133 SW HOPKINS AVE	\$825,000
STORAGE FACILITY-A	140 SW HOPKINS AVE	\$682,500
HEARTLAND HUMANE SOCIETY	398 SW TWIN OAKS CIR	\$650,000
WILLAMETTE GRAYSTONE	121 SW MCKENZIE AVE	\$500,640
DMV	3550 SW DESCHUTES ST	\$500,000
UNIMEASURE	4175 SW RESEARCH WAY	\$494,000
NEW OFFICE	435 NW 5TH ST	\$445,828
PMIC BLDG	3665 SW DESCHUTES ST	\$432,075
STORAGE FACILITY-B	140 SW HOPKINS AVE	\$363,825
STOVER EVEY WAREHOUSE	807 SW WESTERN BLVD	\$353,821
SHONNARDS	6600 SW PHILOMATH BLVD	\$290,000
STORAGE FACILITY	3533 NW SAMARITAN DR	\$275,000
OREGON RUBBER ANNEX	1985 SW AIRPORT AVE	\$255,000
HASLAM	2657 NW ROLLING GREEN DR	\$254,838
JERRY'S MUFFLER	828 NW BUCHANAN AVE	\$160,000
OREGON RUBBER HANGAR	5500 SW PLUMLEY ST	\$150,000
OFFICE & GARAGE	2595 NE BELVUE ST	\$131,811
WILLAMETTE GRAYSTONE	121 SW MCKENZIE AVE	\$115,200
NW REALTY	360 NW TYLER AVE	\$97,330
AIRTOUCH CELL ANTENNAS	1970 NW WOODLAND DR	\$55,000
SHED	1245 NE 3RD ST	\$24,000
SPLIT ROCK	1320 SW 3RD ST	\$12,000
TOTAL VALUATION, NEW CONSTRUCTION:		\$16,872,672

Note: The City also issued 277 building permits in 1999 for alterations or additions to nonresidential structures. The total valuation for these permits was \$27,038,680.

TABLE VII: 1999 SUMMARY OF CORVALLIS VACANT LANDS, BY ZONE

(In Acres; Does Not Include Right-of-Way Areas, OSU, and AG-OS Zones)

	EXISTING AREA (Vacant & Developed)	VACANT AREA	% OF EXISTING AREA THAT IS VACANT
RESIDENTIAL ZONES			
RS-3.5	2,621.8	337.0	19.5%
RS-5	608.8	199.4	11.5%
RS-6	365.5	251.1	14.5%
RS-9	770.9	204.9	11.8%
RS-12	377.0	125.6	7.3%
RS-12U	14.4	0.6	0.0%
RS-20	277.2	9.4	0.5%
Subtotal, Residential:	5,035.6	1,128.0	65.2%
COMMERCIAL ZONES			
CB	86.0	2.3	0.1%
CBF	16.2	1.0	0.1%
LC	199.4	23.1	1.3%
CS	73.4	8.2	0.5%
SA	39.2	7.0	0.4%
SAU	6.3	0.0	0.0%
P-AO	72.4	21.2	1.2%
MUC	17.5	1.9	0.1%
SSD	7.5	1.4	0.1%
Subtotal, Commercial:	517.9	66.1	3.8%
INDUSTRIAL ZONES			
LI	38.4	20.9	1.2%
GI	905.2	476.0	27.5%
II	92.8	0.0	0.0%
RTC	103.4	35.0	2.0%
MUE	9.0	5.4	0.3%
Subtotal, Industrial:	1,148.8	537.2	31.0%
TOTAL:	6,702.3	1,731.3	100.0%

Includes all Planned Development Overlay areas. See Table IX for more detailed information.

TABLE VIII: CORVALLIS TOTAL LAND AREA

(In acres. Includes total acreage for areas not addressed in Table VII.)

CATEGORY	AREA
Residential Zones	5,035.6
Commercial Zones	517.9
Industrial Zones	1,148.8
Agriculture-Open Space Zone	316.3
OSU Zone	484.3
Public Right-of-Way (Estimate)	1,418.5
TOTAL LAND AREA:	8,921.4

Source: City of Corvallis Geographic Information System zoning data files.

TABLE IX: 1999 CORVALLIS VACANT LANDS, BY ZONE - DETAILED INFORMATION

(In Acres; Does Not Include Right-of-Way Areas, OSU, and AG-OS Zones)

RESIDENTIAL ZONES:

	EXISTING AREA (VACANT & DEVELOPED) (A)	VACANT PLATTED LOTS (B)	VACANT PLATTED AREA (C)	VACANT UNPLATTED AREA (D)	TOTAL VACANT AREA (PLATTED & UNPLATTED) (E)	% OF EXISTING AREA THAT IS VACANT (E/A)	% OF VACANT AREA RELATIVE TO TOTAL VACANT RESIDENTIAL AREA (E/1,128.1 acres)	% OF VACANT AREA RELATIVE TO TOTAL VACANT LANDS IN CITY (E/1,731.13 acres)
Low Density Residential:								
RS-3.5	2,081.0	136.0	44.6	90.3	134.8	6.5%	12.0%	7.8%
PD(RS-3.5)	540.8	125.0	38.3	163.9	202.2	37.4%	17.9%	11.7%
RS-5	381.8	41.0	8.3	7.9	16.2	4.3%	1.4%	0.9%
PD(RS-5)	227.0	10.0	3.3	179.9	183.2	80.7%	16.2%	10.6%
RS-6	109.7	17.0	3.0	12.3	15.3	13.9%	1.4%	0.9%
PD(RS-6)	255.8	175.0	20.8	215.1	235.8	92.2%	20.9%	13.6%
Subtotal:	3,596.1	504.0	118.3	669.3	787.6	21.9%	69.8%	45.5%
Medium Density Residential:								
RS-9	493.5	38.0	10.1	77.9	88.0	17.8%	7.8%	5.1%
PD(RS-9)	277.4	49.0	6.7	110.3	116.9	42.2%	10.4%	6.8%
Subtotal:	770.9	87.0	16.8	188.2	205.0	26.6%	18.2%	11.8%
Medium-High Density Residential:								
RS-12	201.8	13.0	3.2	42.5	45.8	22.7%	4.1%	2.6%
PD(RS-12)	175.2	42.0	4.3	75.5	79.8	45.6%	7.1%	4.6%
RS-12U	13.6	3.0	0.6	0.0	0.6	4.1%	0.0%	0.0%
PD(RS-12U)	0.8	0.0	0.0	0.0	0.0	0.0%	0.0%	0.0%
Subtotal:	391.4	58.0	8.2	118.0	126.1	32.2%	11.2%	7.3%
High Density Residential:								
RS-20	223.5	21.0	3.5	1.6	5.1	2.3%	0.4%	0.3%
PD(RS-20)	53.7	7.0	0.8	3.5	4.3	8.0%	0.4%	0.2%
Subtotal:	277.2	28.0	4.3	5.1	9.3	3.4%	0.8%	0.5%
TOTALS:	5,035.6	677.0	147.5	980.6	1,128.1	22.4%	100.0%	65.2%

PD = Planned Development Overlay

TABLE IX, CONTINUED: 1999 CORVALLIS VACANT LANDS, BY ZONE - DETAILED INFORMATION

(In Acres; Does Not Include Right-of-Way Areas, OSU, and AG-OS Zones)

COMMERCIAL ZONES:					
	EXISTING AREA (VACANT & DEVELOPED) (A)	VACANT AREA (B)	% OF EXISTING AREA THAT IS VACANT (B/A)	% OF VACANT AREA RELATIVE TO TOTAL VACANT COMMERCIAL AREA (B/66.0 acres)	% OF VACANT AREA RELATIVE TO TOTAL VACANT LANDS IN CITY (B/1,731.3 acres)
Central Business (CB)	86.0	2.3	2.7%	3.5%	0.1%
Central Business Fringe (CBF)	16.2	1.0	5.9%	1.5%	0.1%
Linear Commercial (LC)	179.5	23.1	12.8%	34.9%	1.3%
PD(LC)	19.9	0.0	0.0%	0.0%	0.0%
Community Shopping (CS)	5.0	0.0	0.0%	0.0%	0.0%
PD(CS)	68.4	8.2	12.0%	12.5%	0.5%
Shopping Area (SA)	32.8	7.0	21.2%	10.5%	0.4%
PD(SA)	6.4	0.0	0.0%	0.0%	0.0%
Shopping Area - University (SAU)	6.3	0.0	0.0%	0.0%	0.0%
Professional & Administrative Office (P-AO)	36.2	14.7	40.7%	22.3%	0.9%
PD(P-AO)	36.2	6.4	17.8%	9.7%	0.4%
Mixed Use Commercial (MUC)	1.4	0.0	0.0%	0.0%	0.0%
PD(MUC)	16.1	1.9	12.1%	2.9%	0.1%
Special Shopping District (SSD)	7.5	1.4	18.6%	2.1%	0.1%
TOTALS:	517.9	66.0	12.7%	100.0%	3.8%

INDUSTRIAL ZONES:					
	EXISTING AREA (VACANT & DEVELOPED) (A)	VACANT AREA (B)	% OF EXISTING AREA THAT IS VACANT (B/A)	% OF VACANT AREA RELATIVE TO TOTAL VACANT INDUSTRIAL AREA (B/537.2 acres)	% OF VACANT AREA RELATIVE TO TOTAL VACANT LANDS IN CITY (B/1,731.3 acres)
Limited Industrial (LI)	27.1	9.6	35.4%	1.8%	0.6%
PD(LI)	11.3	11.3	99.7%	2.1%	0.7%
General Industrial (GI)	276.3	36.1	13.1%	6.7%	2.1%
PD(GI)	628.9	439.8	69.9%	81.9%	25.4%
Intensive Industrial (II)	14.0	0.0	0.0%	0.0%	0.0%
PD(II)	78.8	0.0	0.0%	0.0%	0.0%
Research Technology Center (RTC)	82.7	15.5	18.7%	2.9%	0.9%
PD(RTC)	20.7	19.5	94.2%	3.6%	1.1%
Mixed Use Employment (MUE)	2.9	0.0	0.0%	0.0%	0.0%
PD(MUE)	6.1	5.4	88.2%	1.0%	0.3%
TOTALS:	1,148.8	537.2	46.8%	100.0%	31.0%

PD = Planned Development Overlay

TABLE X: CHANGE IN CORVALLIS VACANT LAND, 1977-1999

Year	Vacant Land, Acres	Total Land Area in City	Percent of Vacant Land in City
1977	1,343	6,129	21.9%
1978	1,234	6,135	20.1%
1979	1,005	6,135	16.4%
1981	1,318	6,724	20.7%
1982	1,391	7,022	19.8%
1983	1,357	7,022	19.3%
1984	1,287	7,314	17.6%
1985	1,930	7,684	25.1%
1986	1,943*	7,684	25.2%
1987	1,935	7,882	24.1%
1988	2,013	8,050	25.0%
1989	2,046	8,218	24.9%
1990	2,056	8,282	24.8%
1991	2,058	8,312	24.8%
1992	2,008	8,323	24.1%
1993	1,960	8,323	23.5%
1994	1,905	8,337	22.8%
1995	1,959	8,471	23.1%
1996	1,980	8,515	23.3%
1997	1,925	8,522	22.6%
1998	1,848	8,620	21.4%
1999**	1,731	8,921	19.4%

* The increase in the vacant acreage figures from 1985 to 1986 are the result of data correction made possible by a 1986 aerial survey of the City.

** 1999 figures were calculated for the first time from the City's Geographic Information System data. The City land area figure was calculated from GIS zoning information. GIS annexation data provides a slightly different City land area of 8,772 acres (see Table I and Map I). Based on this figure, the vacant land percentage is 19.7%.

TABLE XI: CORVALLIS ZONING DISTRICTS

The following information describes City of Corvallis zoning districts. As part of the Land Development Code Update effort to implement the new Comprehensive Plan that was adopted at the end of 1998, many zone changes are being proposed. It is proposed that most of the existing commercial zones, for example, will be changed to new mixed use zones. The following information pertains to the City's existing zoning districts.

RESIDENTIAL ZONES

RS-3.5	This zone is intended to provide low density family residential areas (at a density range of 2 to 6 units per acre) together with a full range of urban services in order to maintain stable family residential neighborhoods. The RS-3.5 zone features the largest minimum lot size of all the Low Density Residential zones. Allowable dwelling unit types are restricted to single family detached homes.
RS-5	The purpose of this zone is to create low density family residential areas (at a density range of 2 to 6 units per acre) together with a full range of urban services in order to maintain stable family residential neighborhoods. Minimum lot sizes are slightly larger than provided for in the RS-3.5 zone. The additional housing types of zero lot line single family and duplexes are allowed.
RS-6	The purpose of this zone is to allow for a variety of single family housing types (at a density range of 2 to 6 units per acre) in newly developing low density residential areas of the City. The zone is intended to provide the option for different residential building types on smaller lots than generally allowed in the RS-3.5 and RS-5 districts, as well as to encourage efficiencies in the provision of streets, utilities, and usable open space.
RS-9	The purpose of this zone is to provide areas within Corvallis where single detached, single attached, duplexes, and townhouses may be constructed under various ownership patterns. The zone is intended to provide a higher density and more intensive use of land (density range of 6 to 12 units per acre) than the RS-3.5 and RS-5 zones while maintaining the direct relationship of each dwelling unit to its own building site. The zone is further intended to achieve efficiencies in the provision of streets and utilities and to encourage the provisions of usable open space.
RS-12	The purposes of this zone are to provide areas for family and group residential uses (density range of 12 to 20 units per acre) in various areas within the City; to serve predominantly as transition areas between lower density family residential housing and more intensively developed group residential housing and related uses.

- RS-12U** The purposes of this zone are to provide areas for medium-high density (12 to 20 units per acre) residential housing near the University that is compatible with existing development and is consistent with the purpose of the RS-12 zone. This zone also contains development standards and design options to help address compatibility issues in the North Campus Area north of Monroe Avenue.
- RS-20** The purpose of this zone is to provide areas for high density (20 or more units per acre) group residential dwelling units and other closely related uses in various areas within the City.

NONRESIDENTIAL ZONES

- P-AO**
Professional and Administrative Office The purposes of the zone are to establish suitable urban areas for diversified office uses in concentrated centers and in appropriate isolated locations; to accommodate the location of intermediate uses between residential zones and areas of more intense development; to afford opportunities for employment and for business and professional services in close proximity to residential neighborhoods and transportation facilities; to provide for a range of compatible and supportive uses; and to promote user convenience and the conservation of energy.
- SA**
Shopping Area The purposes of the Shopping Area zone are to provide for concentrations of small retail businesses and commercial and personal service activities and related uses necessary to satisfy the daily shopping and related needs of nearby residents, to locate a range of businesses for user convenience, to assure commercial development at a scale compatible with nearby residences and to preserve residential privacy, to minimize hazards, noise, traffic congestion, and other related effects of commercial concentrations.
- SA(U)**
Shopping Area - University The purpose of this zone is to provide for concentrations of small retail businesses, commercial, and personal service activities in areas that are adjacent to Oregon State University and which have a large concentration of pedestrian activity. The intent is to promote efficient commercial development of these areas by emphasizing their unique orientation to the pedestrian rather than to the automobile. Development shall reflect the predominant existing development pattern in the district and be compatible with nearby residential areas.
- CS**
Community Shopping The purpose of the Community Shopping zone is to provide for a wide range of commercial activities in a community-scale shopping center.

LC
Linear Commercial

This zone is primarily intended to provide areas for those commercial uses and related businesses which require large land areas for structure and parking facilities and direct automobile access; and other related services and businesses.

CB
Central Business District

The purpose of the zone is to provide commercial uses as well as civic and residential uses and to provide all basic services required by a community.

CBF
Central Business Fringe

The purpose of the Central Business Fringe zone is to allow commercial activity which is necessary to support the regional shopping facilities located in the Central Business zone. Because of its unique location, site development in this area should contribute to a visually attractive entrance to the downtown area.

RTC
Research Technology Center

The purpose of this zone is to provide locations for research and technology uses which desire a campus-like setting and to establish standards that address the compatibility of the center with the surrounding uses.

LI
Limited Industrial

The purpose of the LI zone is to create and preserve areas where small scale limited manufacturing and related uses which evidence few, if any, nuisance characteristics may locate. Accessory residential development not ordinarily permitted in other industrial districts is also allowed. Accessory nonindustrial uses which support the activity and are compatible with such uses are permitted within the district--specifically administrative, sales, and service uses.

GI
General Industrial

The purpose of this zone is to provide appropriate locations for general industrial uses including manufacturing and related activities. The GI zone is intended to permit manufacturing, processing, assembling, packaging, or treatment of products from previously prepared materials. It is also intended to prohibit residential uses, and limit intensive retail uses as being incompatible with the primary industrial uses.

II
Intensive Industrial

The purpose of this zone is to provide appropriate locations for intensive manufacturing activities which are characterized by their potential for conflicts with residential land uses.

MIXED USE ZONES

The City adopted two new mixed use zones in early 1998. Some of the common goals of the new zones are providing more options for living, working, and shopping environments, facilitating the intensive use of land while minimizing potentially adverse impacts, and providing options for pedestrian-oriented lifestyles. As part of the Land Development Code Update effort, the City is developing additional mixed use zones to reflect the new Comprehensive Plan that was adopted at the end of 1998.

MUC
Mixed Use Commercial

This zone is intended to allow for the introduction of residential and industrial uses into commercial areas, while maintaining the City's supply of commercial lands.

MUE
Mixed Use Employment

This zone is intended to allow for the introduction of some commercial and residential uses into industrial areas, while maintaining the City's supply of industrial lands.